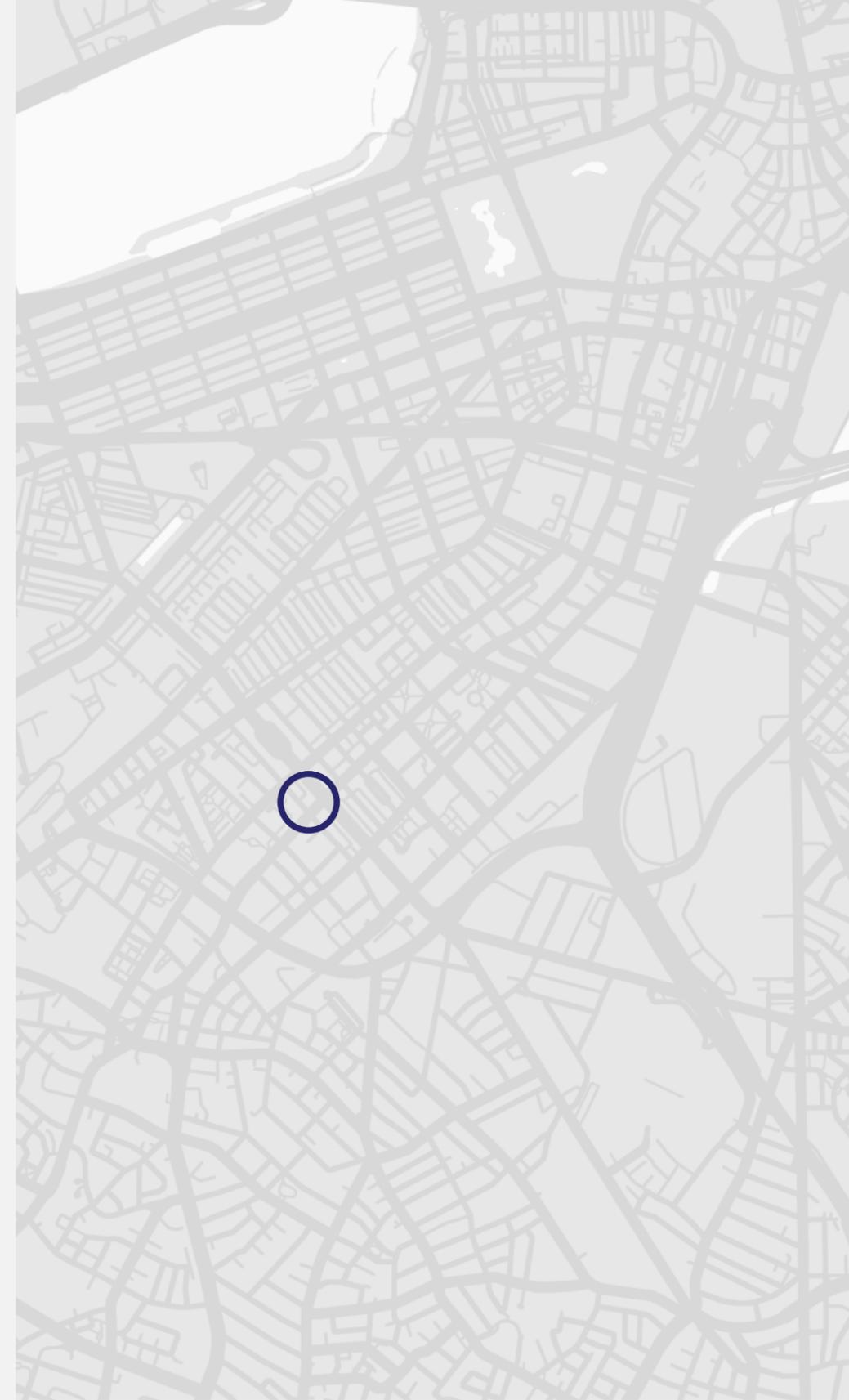


THE ALEXANDRA PARTNERS, LLC
SELDC PRESENTATION

1759-1769 WASHINGTON ST

BOSTON MA



EMBARC

DECEMBER 6, 2022

Project Team

DEVELOPER

THE ALEXANDRA PARTNERS, LLC

ARCHITECT

EMBARC

ZONING ATTORNEY

LACASSE LAW, LLC

RESTORATION CONSULTANT

**BUILDING CONSERVATION
ASSOCIATES, INC.**



**1759 -1769
WASHINGTON ST**

SHAWMUT AVE

WASHINGTON ST

MASSACHUSETTS AVE



CONTEXT MAP

Project Overview



PROJECT ADDRESS

- 1759-1769 WASHINGTON STREET, BOSTON

PROJECT DESCRIPTION

- THE PROJECT WILL RETAIN AND RESTORE THE FACADE OF THE EXISTING BUILDING, RECREATING AND/OR REFURBISHING THE ORIGINAL HISTORIC DESIGN ELEMENTS. BEHIND THE FACADE WILL BE A NEW (13) STORY MULTIFAMILY RESIDENTIAL BUILDING, CONSISTING OF (70) CONDO UNITS, GYM AND AMENITY SPACES, AND A GROUND FLOOR RETAIL SPACE

ZONING DISTRICT

- ROXBURY NEIGHBORHOOD
- MULTIFAMILY RESIDENTIAL / LOCAL SERVICES, ROW HOUSE RESIDENTIAL

LOT SIZE

- 8,012 SF

DIMENSIONAL INFO

- GROSS FA: 76,695
- FAR: 9.56
- HEIGHT: 169'-6"

Approvals + Milestones

JULY 25, 2018

- LETTER OF INTENT (LOI)

NOVEMBER 30, 2018

- PROJECT NOTIFICATION FORM (PNF) + PNF COMMENT PERIOD OPEN

JANUARY 9, 2019

- PUBLIC MEETING

JANUARY 16, 2019

- IMPACT ADVISORY GROUP (IAG)

JANUARY 30, 2019

- IMPACT ADVISORY GROUP (IAG)

FEBRUARY 13, 2019

- PNF COMMENT PERIOD END

FEBRUARY 25, 2019

- PUBLIC COMMENTS

FEBRUARY 27, 2019

- IMPACT ADVISORY GROUP (IAG)

MARCH 5, 2019

- BCDC APPROVAL

MARCH 11, 2019

- PUBLIC MEETING

MARCH 14, 2019

- BPDA BOARD APPROVED

MARCH 30, 2019

- PUBLIC COMMENTS

OCTOBER 29, 2019

- LANDMARKS APPROVAL

DECEMBER 4, 2019

- SCOPING DETERMINATION WAIVING FURTHER REVIEW

JULY 15, 2021

- PROJECT NOTIFICATION FORM (PNF) + PNF COMMENT PERIOD OPEN

SEPTEMBER 7, 2021

- PUBLIC HEARING

OCTOBER 14, 2021

- BPDA APPROVAL

NOV 2021 - MAY 2022

- VARIOUS MEETINGS WITH ABUTTERS + NEIGHBORHOOD GROUPS

JUNE 16, 2022

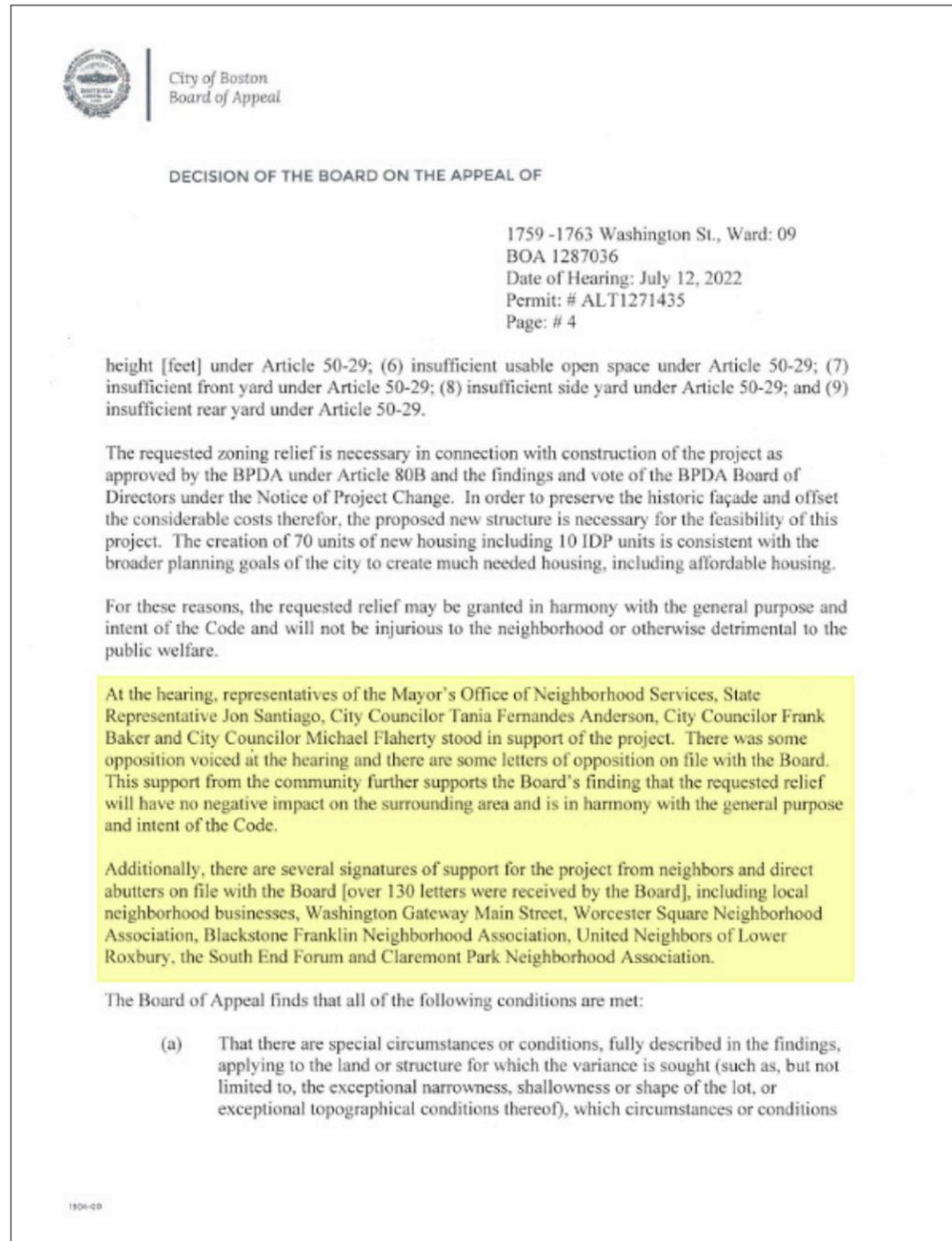
- COMMUNITY MEETING

JULY 12, 2022

- ZBA APPROVED

Approvals + Milestones

EXCERPT FROM PAGE 4, DECISION OF THE BOARD ON THE APPEAL OF 1759-1763 WASHINGTON STREET

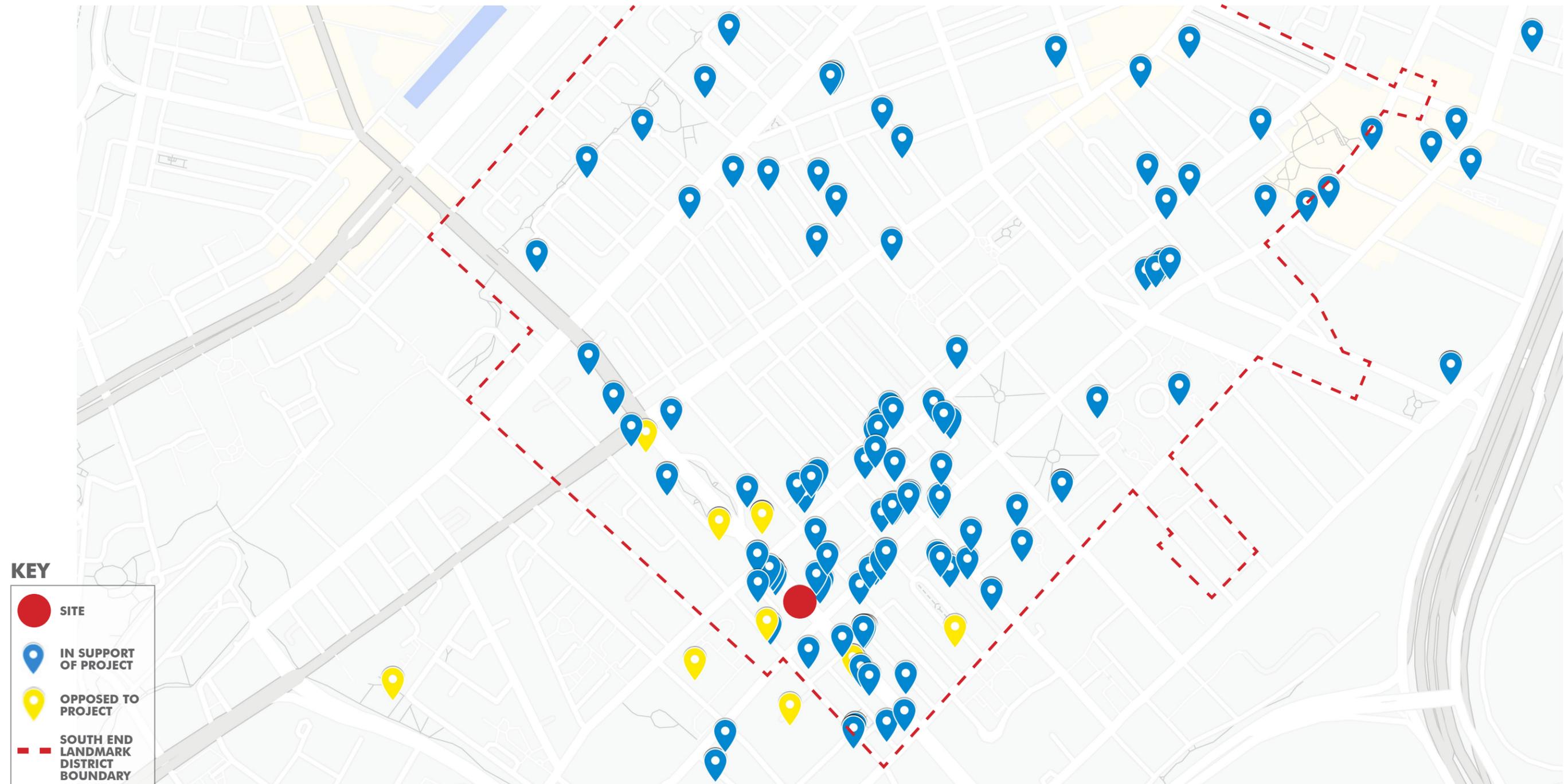


“AT THE HEARING, REPRESENTATIVE’S OF THE MAYOR’S OFFICE OF NEIGHBORHOOD SERVICES, STATE REPRESENTATIVE JON SANTIAGO, CITY COUNCILOR TANIA FERNANDES ANDERSON, CITY COUNCILOR FRANK BAKER AND CITY COUNCILOR MICHAEL FLAHERTY STOOD IN SUPPORT OF THE PROJECT. THERE WAS SOME OPPOSITION VOICED AT THE HEARING AND THERE ARE SOME LETTERS OF OPPOSITION ON FILE WITH THE BOARD. THIS SUPPORT FROM THE COMMUNITY FURTHER SUPPORTS THE BOARD’S FINDING THAT THE REQUESTED RELIEF WILL HAVE NO NEGATIVE IMPACT ON THE SURROUNDING AREA AND IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE CODE.

ADDITIONALLY, THERE ARE SEVERAL SIGNATURES OF SUPPORT FOR THE PROJECT FROM NEIGHBORS AND DIRECT ABUTTERS ON FILE WITH THE BOARD (OVER 130 LETTERS WERE RECEIVED BY THE BOARD), INCLUDING LOCAL NEIGHBORHOOD BUSINESSES, WASHINGTON GATEWAY MAIN STREET, WORCESTER SQUARE NEIGHBORHOOD ASSOCIATION, BLACKSTONE FRANKLIN NEIGHBORHOOD ASSOCIATION, UNITED NEIGHBORS OF LOWER ROXBURY, THE SOUTH END FORUM AND CLAREMONT PARK NEIGHBORHOOD ASSOCIATION.”

Community Support

AS OF OCTOBER 27, 2022



OVERALL SUPPORT + OPPOSITION MAP

DESIGN FEEDBACK & PROCESS

BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION
PREVIOUSLY DESIGNED + PRESENTED BY CBT

• MATERIALITY STUDY



2019.08.12 SELDC SUBMISSION

• MASSING STUDY (SETBACK & HEIGHT)



2018.12.04 SELDC & BCDC

2019.01.22 SELDC & BCDC

2019.02.12 SELDC & BCDC

2019.02.26 SELDC

2019.08.12 SELDC SUBMISSION

DESIGN FEEDBACK & PROCESS

BOSTON CIVIC DESIGN COMMISSION & SOUTH END LANDMARKS DISTRICT COMMISSION
PREVIOUSLY DESIGNED + PRESENTED BY CBT

• WEST FACADE STUDY



2018.01.22 SELDC & BCDC



2019.02.12 SELDC & BCDC



2019.02.26 SELDC



2019.03.05 BCDC



2019.08.12 SELDC SUBMISSION

• LOWER MASSING AND ENTRANCE STUDY



2018.12.04 SELDC & BCDC



2019.01.22 SELDC & BCDC



2019.02.26 SELDC



2019.08.12 SELDC SUBMISSION

Building Design

OVERALL



RENDERING BY CBT





EXTERIOR RENDERING BY CBT

EMBARC



ALEXANDRA

EXTERIOR RENDERING BY CBT

EMBARC

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Building Design

ENTRANCE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



1. UPDATED TO SMOOTHER EDGE TRANSITION
2. ADDED SECONDARY MULLIONS
3. UPDATED TO DARKER GRANITE BASE

4. PROVIDED DEPTH AND SAME LANGUAGE AT THE SIDE DOOR
5. CHANGED THE PANEL TO SAME SIDE PANEL ABOVE FOR CONTINUATION

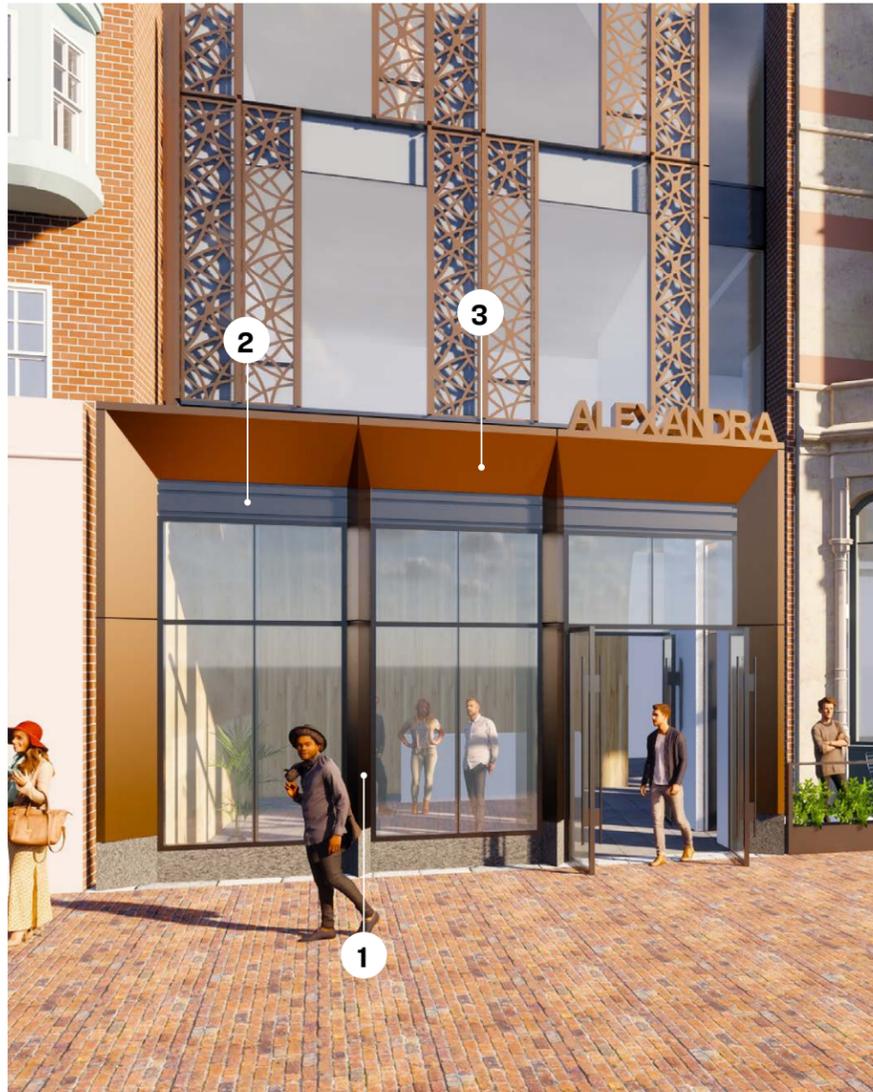
Building Design

ENTRANCE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

CAST IRON COLUMNS:
-EXTENSION FROM MAIN FACADE
-UNIQUE SECTION GEOMETRY

SECONDARY
SURFACE AREA

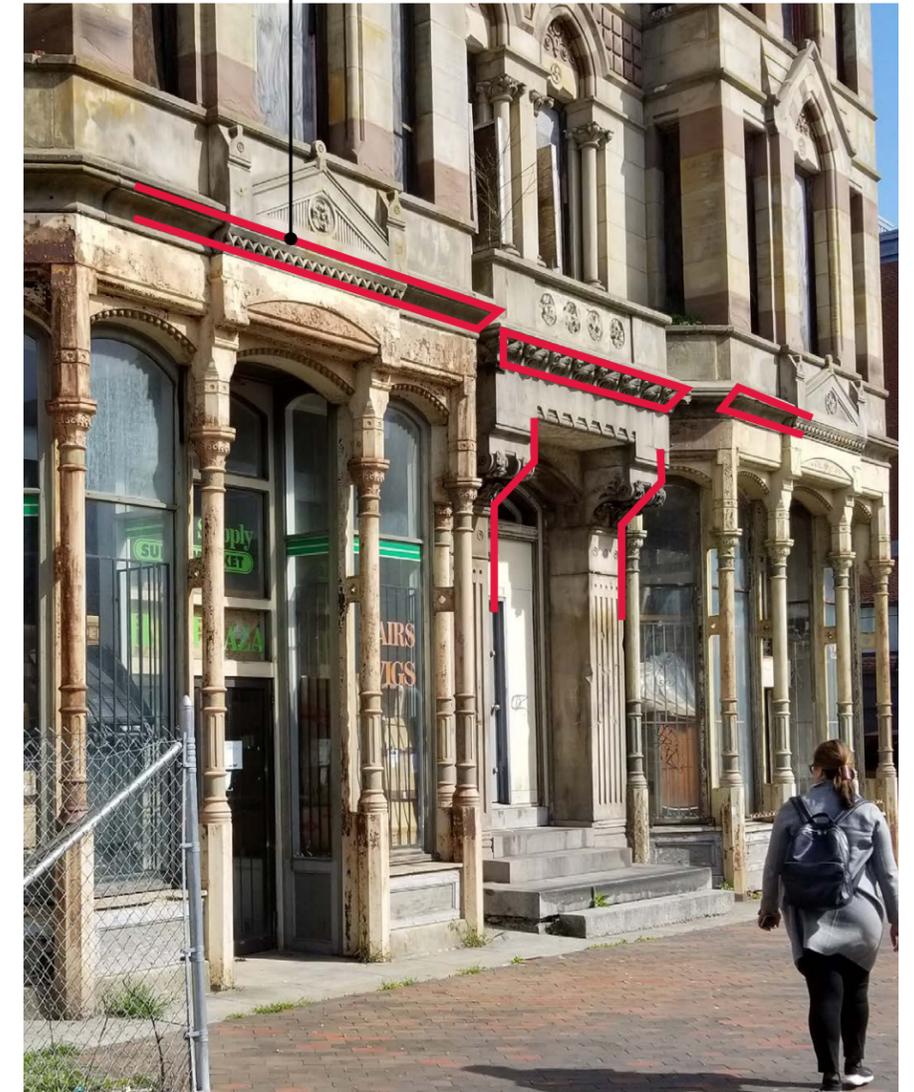
CANTED SURFACE AND PROFILES



UPDATED HOTEL ENTRANCE DESIGN



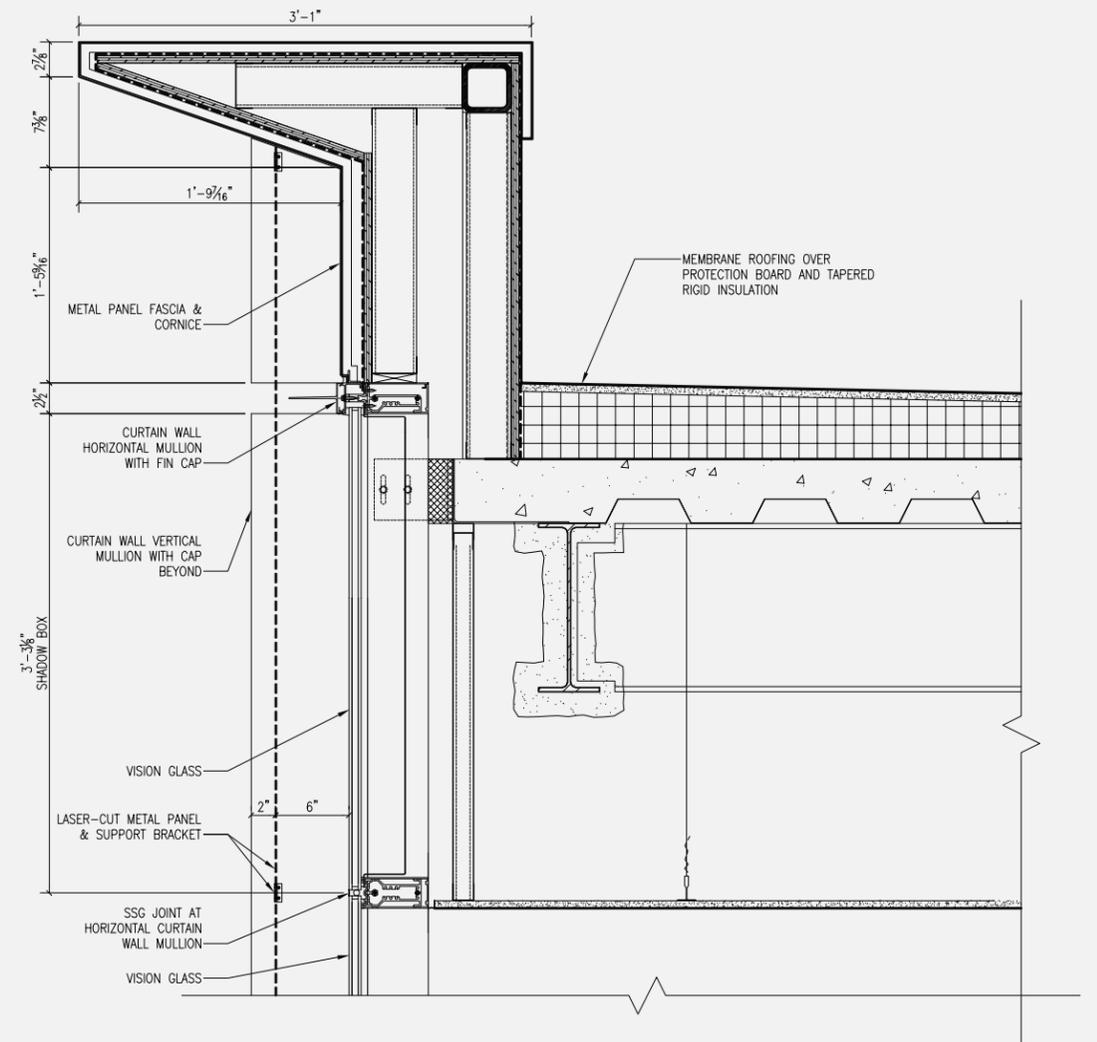
EXISTING ALEXANDRA STOREFRONT



EXISTING ALEXANDRA STOREFRONT

Building Design

ROOF-LINE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



DETAILING STUDY

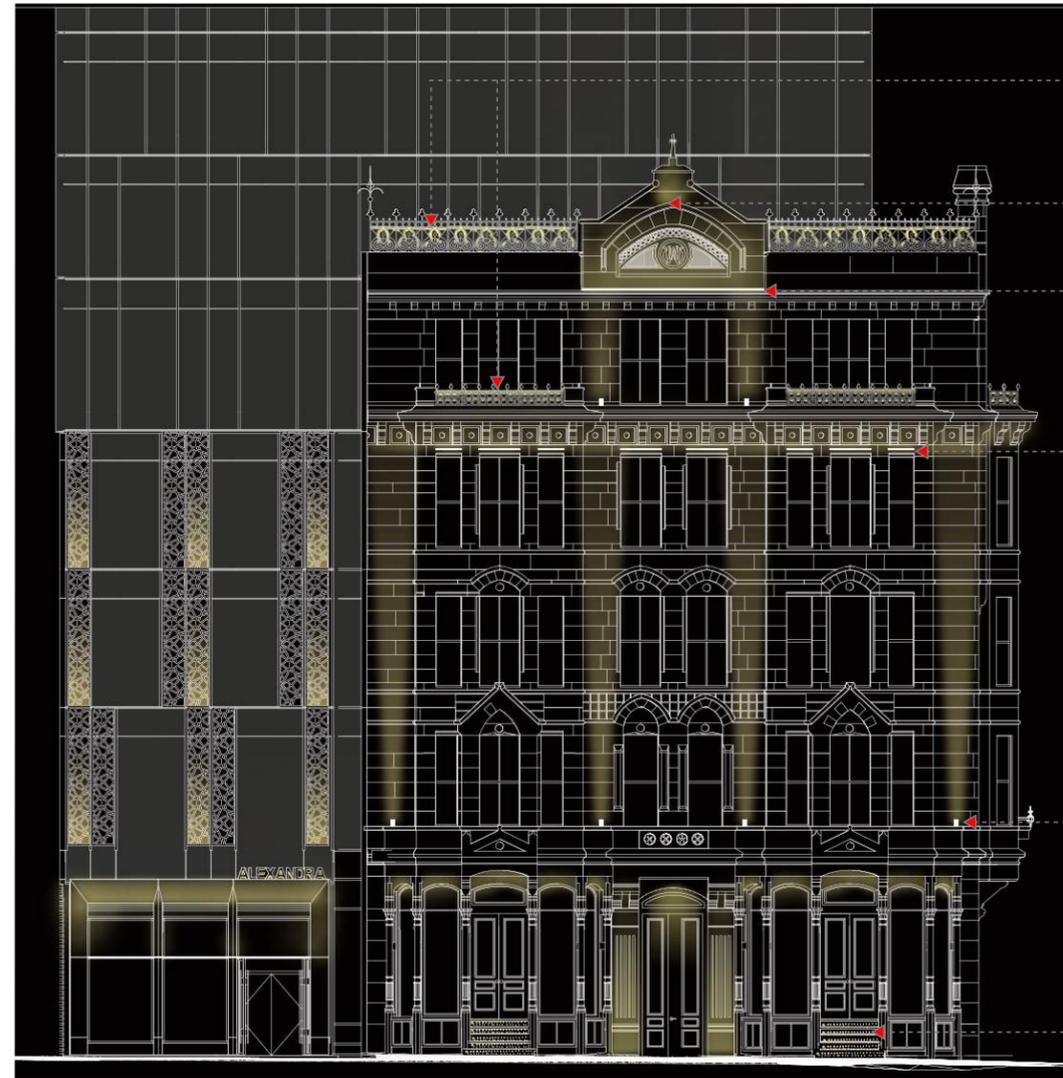
Building Design

WEST CORNER FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

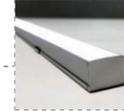


--- ALEXANDRA TURNING FACADE :
BRICK /
BCDC'S RECOMMENDED DIRECTION

Lighting Design



WET LOCATION LED FIXTURE MOUNTED BEHIND WROUGHT IRON RAILING FOR UPLIGHTING
 MFR: LUMINI
 PRODUCT: KENDO M WET LOCATION



ACCENT UPLIGHT AT TOP OF TYMPANUM
 MFR: BK LIGHTING
 PRODUCT: MINI MICRO FLOOD LIGHT
 *CUSTOM PAINTED TO MATCH BUILDING



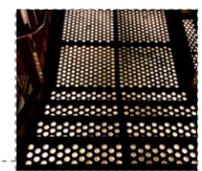
UPLIGHT AT TYMPANUM
 MFR: LUMENPULSE
 PRODUCT: LUMENFACADE
 *CUSTOM PAINTED TO MATCH BUILDING



UPLIGHT AT UPPER CORNICE
 MFR: LUMENPULSE
 PRODUCT: LUMENFACADE
 *CUSTOM PAINTED TO MATCH BUILDING



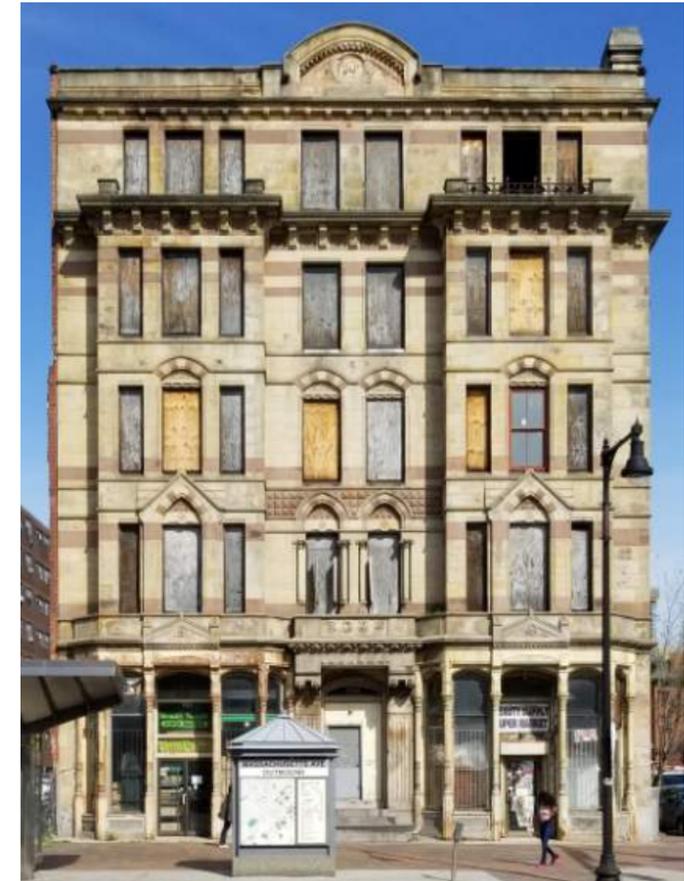
UPLIGHT AT BUILDING FACADE
 MFR: ECOSENSE
 PRODUCT: RISE F170
 *CUSTOM PAINTED TO MATCH BUILDING



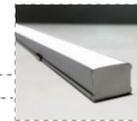
CAST IRON STAIR LIT FROM BELOW WITH STRIP LED LIGHT FIXTURES



MFR: HE WILLIAMS
 PRODUCT: 75 LED



Lighting Design



WET LOCATION LED FIXTURE MOUNTED BEHIND WROUGHT IRON RAILING FOR UPLIGHTING
MFR: LUMINI
PRODUCT: KENDO M WET LOCATION



UPLIGHT AT UPPER CORNICE
MFR: LUMENPULSE
PRODUCT: LUMENFACADE
*CUSTOM PAINTED TO MATCH BUILDING



DOWNLIGHT AT ENTRY
MFR: MP LIGHTING
PRODUCT: L03 S6



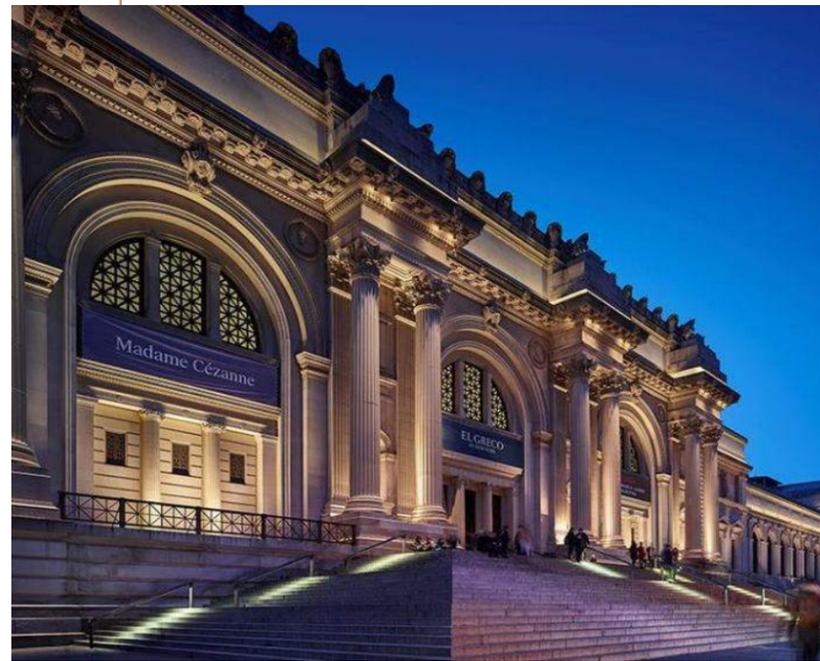
UPLIGHT AT BUILDING FACADE
MFR: ECOSENSE
PRODUCT: RISE F170
*CUSTOM PAINTED TO MATCH BUILDING



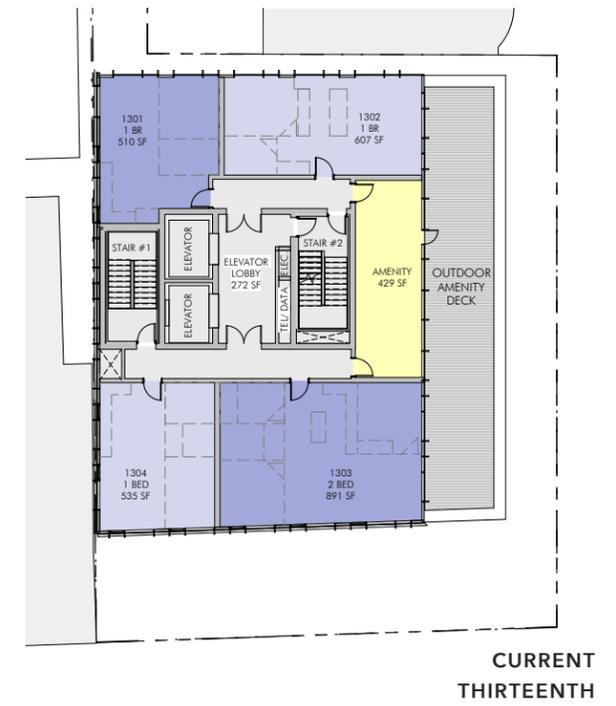
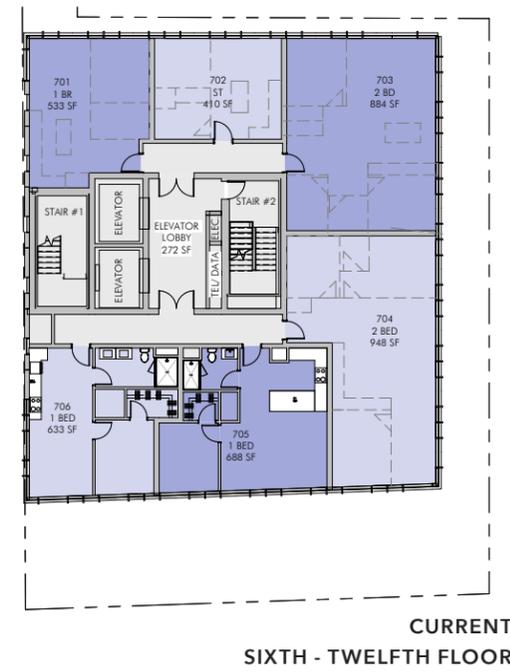
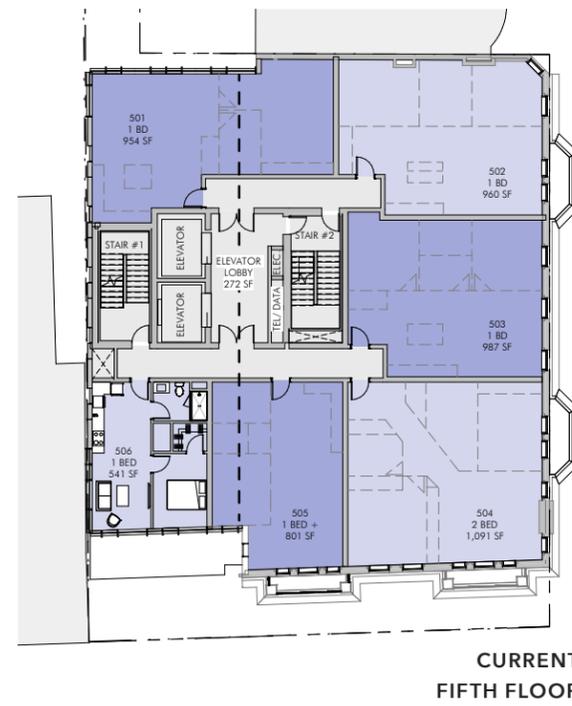
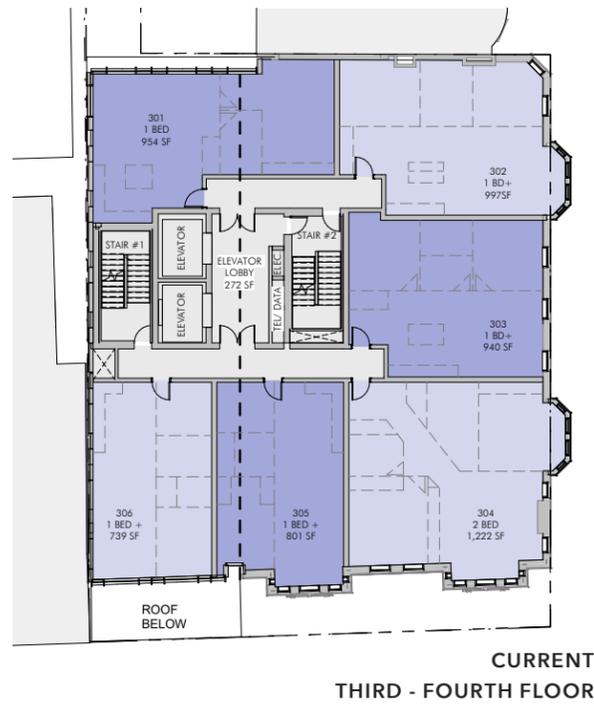
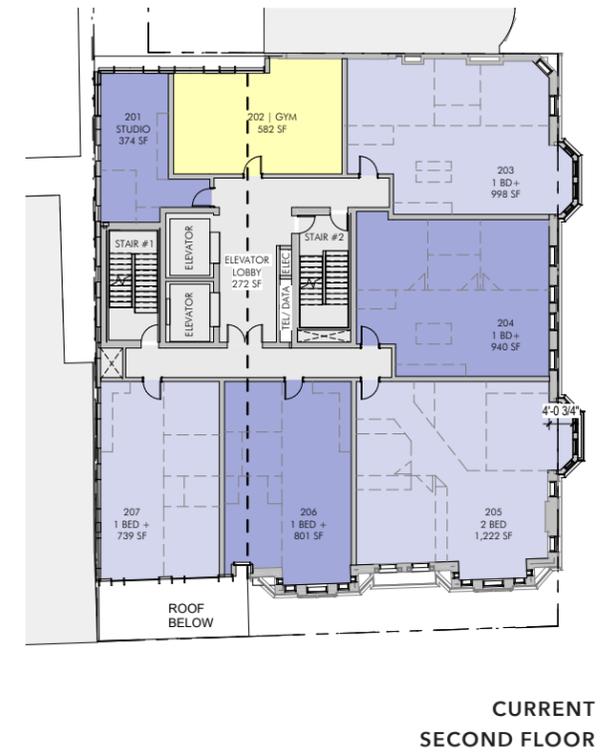
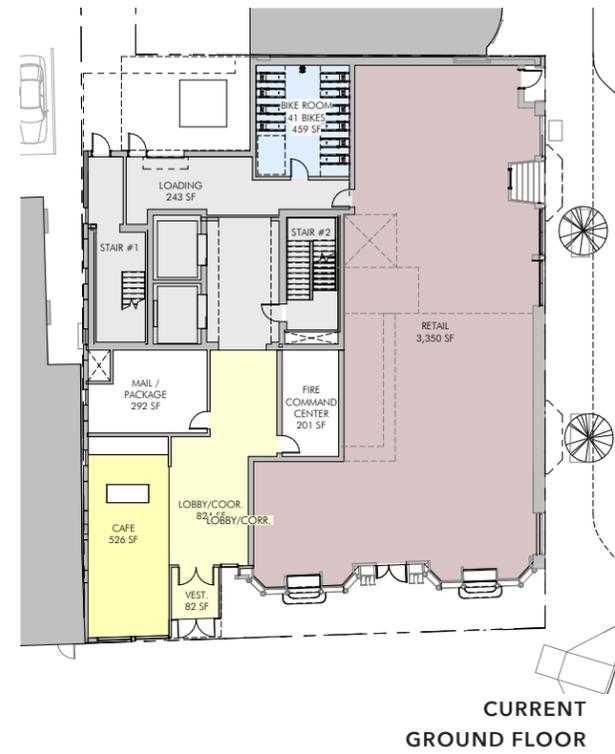
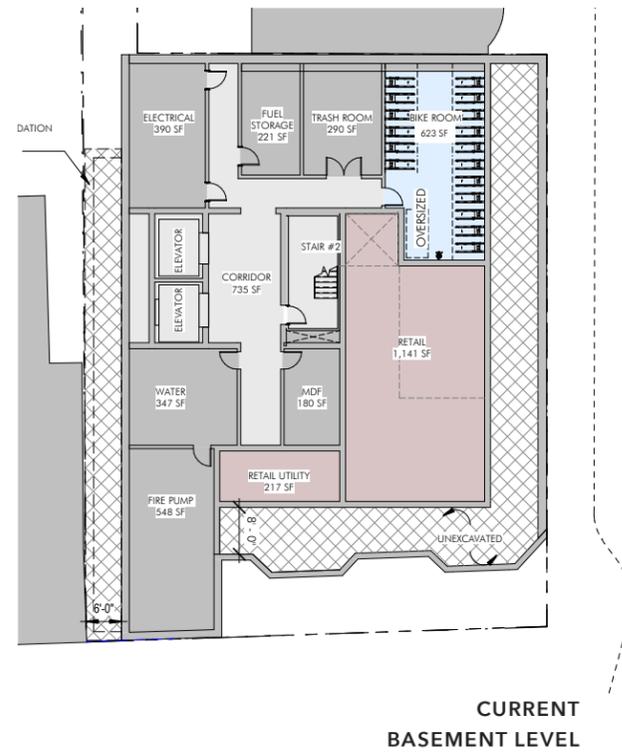
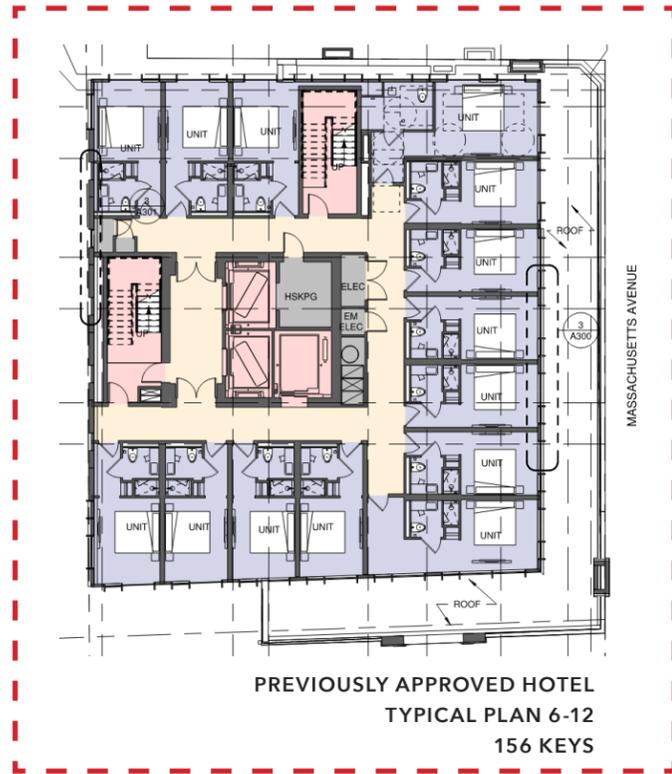
CAST IRON STAIR LIT FROM BELOW WITH STRIP LED LIGHT FIXTURES



Lighting Design



Plans



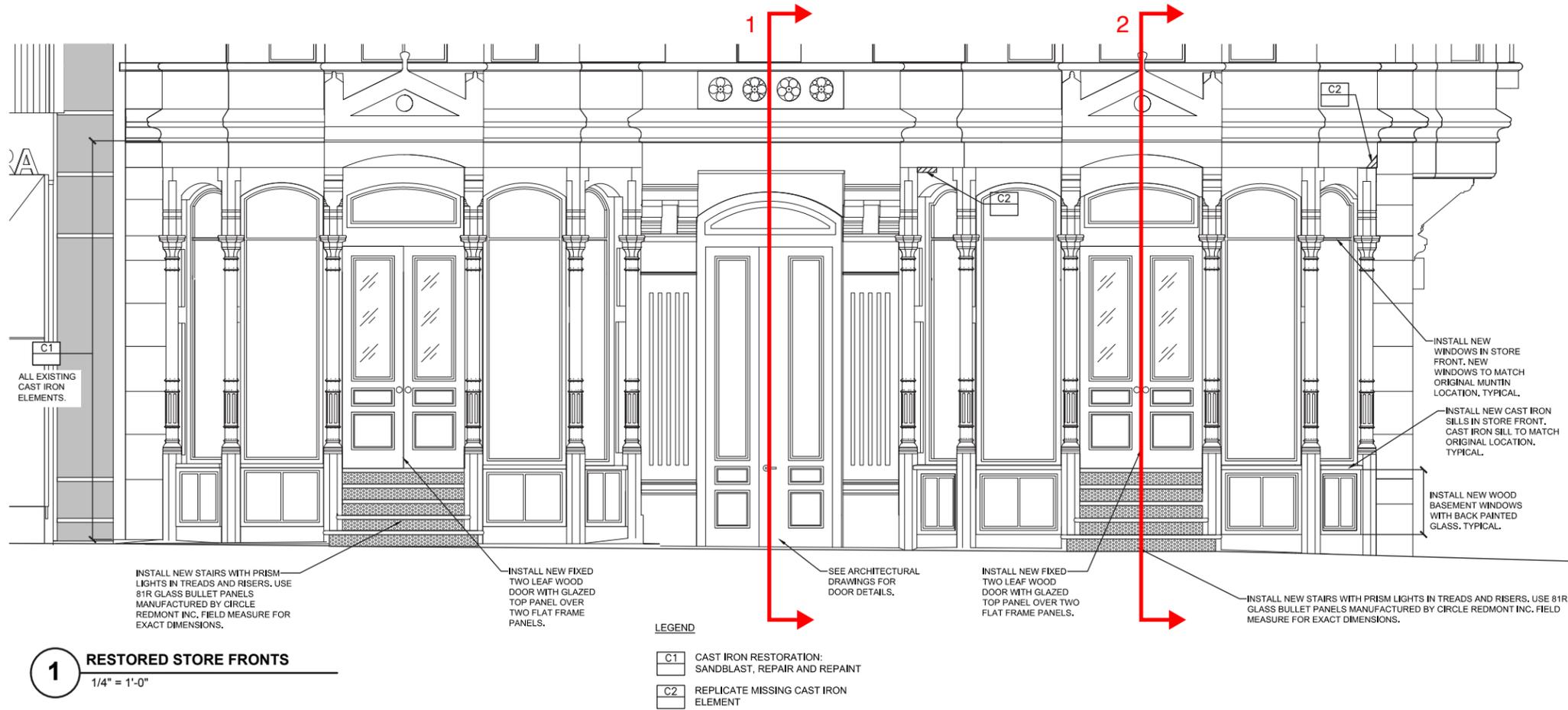
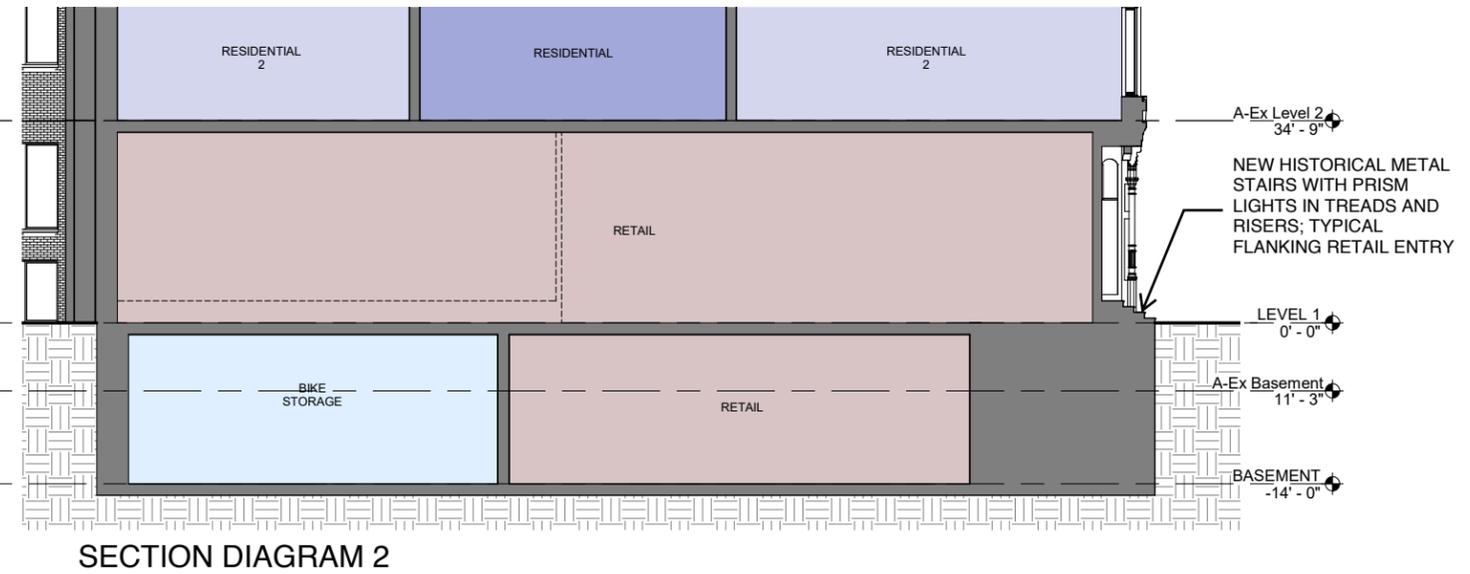
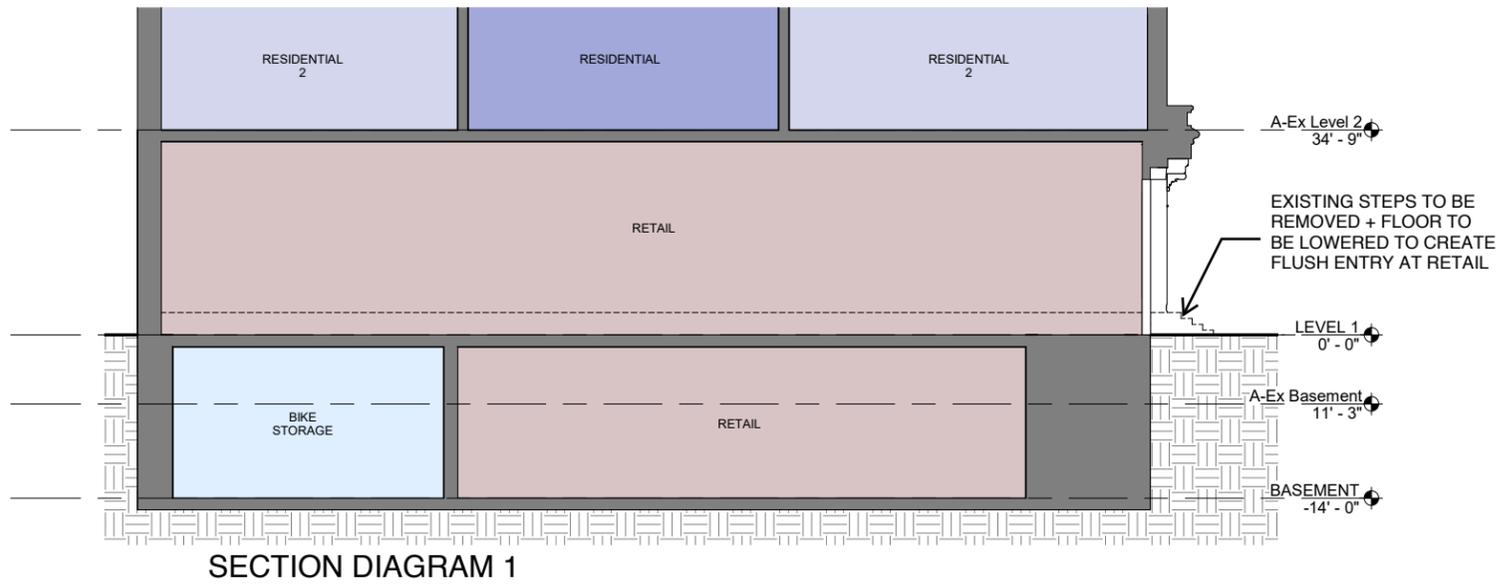


PHOTO 5: 1899 PHOTO SHOWING STORE FRONT WITH CAST IRON STAIRS WITH PRISM LIGHTS AND DOUBLE DOORS

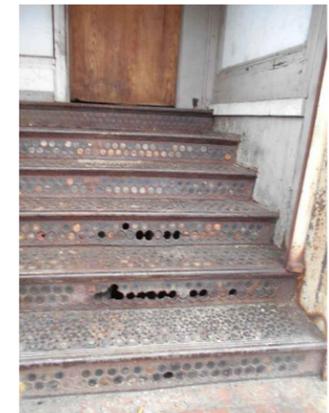


PHOTO 2: EAST ELEVATION, RESTORE CAST IRON STAIRS WITH PRISM LIGHTS

1 RESTORED STORE FRONTS
1/4" = 1'-0"

- LEGEND**
- C1 CAST IRON RESTORATION: SANDBLAST, REPAIR AND REPAINT
 - C2 REPLICATE MISSING CAST IRON ELEMENT

Existing Conditions + Building Restoration



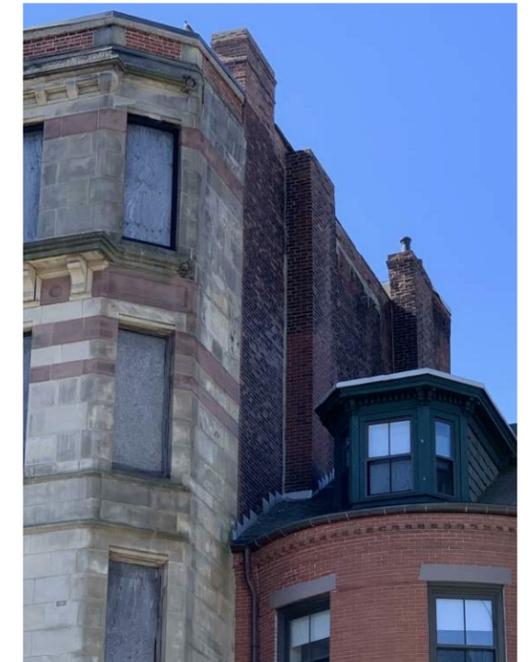
WEST ELEVATION FROM WASHINGTON STREET



SOUTH ELEVATION



EAST ELEVATION



TOP OF NORTH ELEVATION



DETAIL OF STONE AT WASHINGTON STREET GABLE



DETAIL OF STONE ABOVE ORIGINAL HOTEL ENTRANCE



GRAFFITI ALONG MASS AVE



LIMESTONE DAMAGE AT WASHINGTON STREET ENTRANCE

Existing Conditions + Building Restoration



WASHINGTON STREET CAST IRON ENTRANCE



CAST IRON STOREFRONT



CAST IRON AND PRISM GLASS STAIR MASS AVE



SHEET METAL BAY MASS AVE



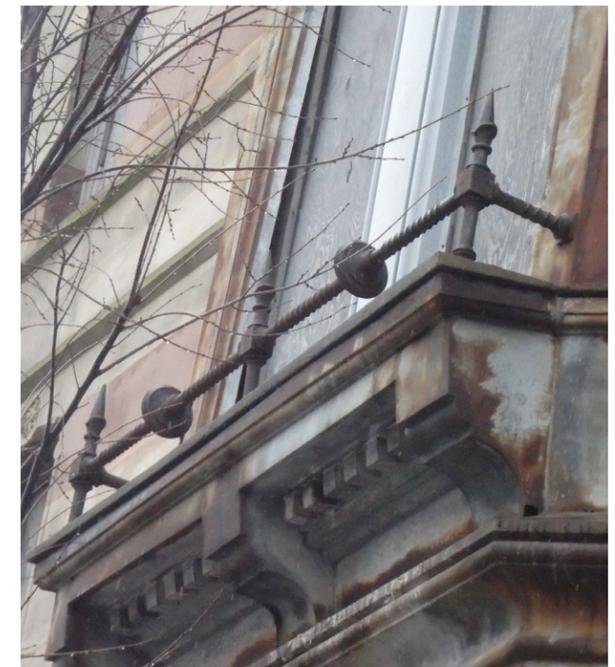
CRACK IN CAST IRON STOREFRONT



ORIGINALCAST IRON BALCONY RAIL



CAST IRON AND PRISM GLASS STAIR DETAIL



CAST IRON RAIL AT SHEET METAL BAY

Existing Conditions + Building Restoration



CAST IRON COLUMN CAPITAL



FIRE DAMAGE AT FLOOR FRAMING



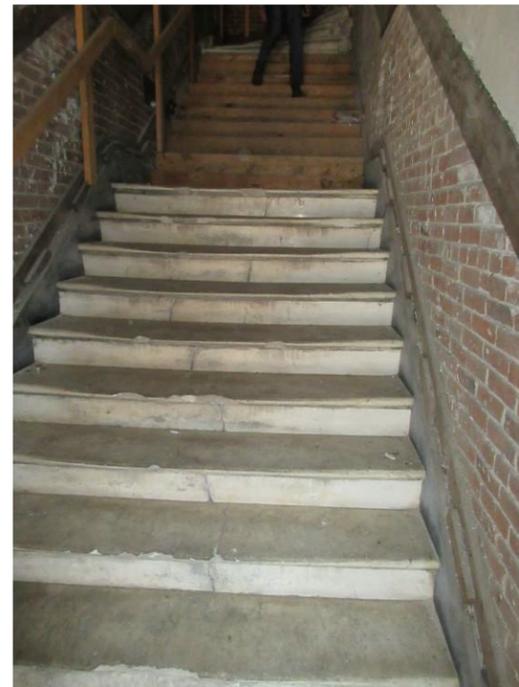
SUPPLEMENTAL BRACING AT EXTERIOR WALL



EXTERIOR AND INTERIOR WINDOWS



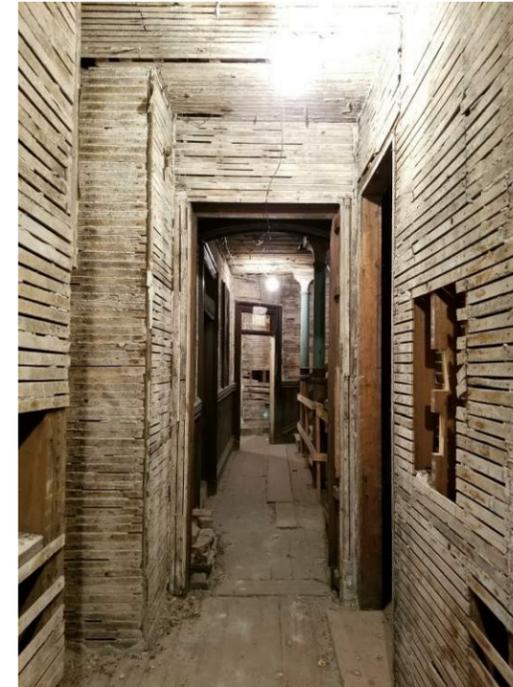
ORIGINAL DOOR



MARBLE ENTRY STAIRS



STONE TILE AT LEVEL 2



VIEW OF INTERIOR CORRIDOR

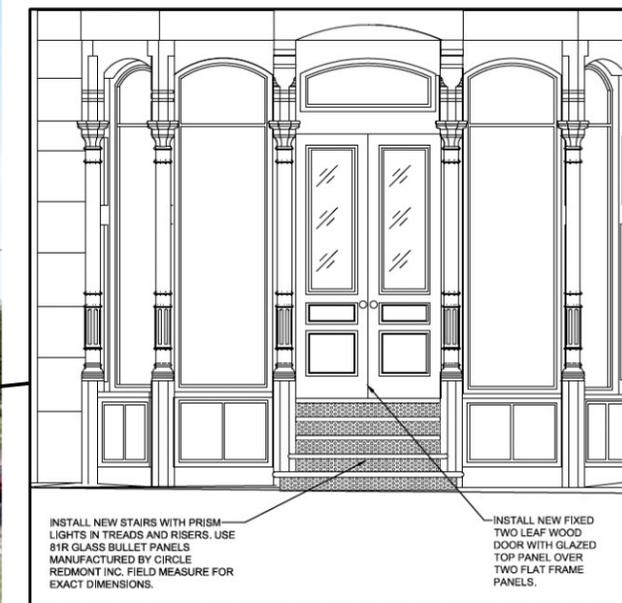
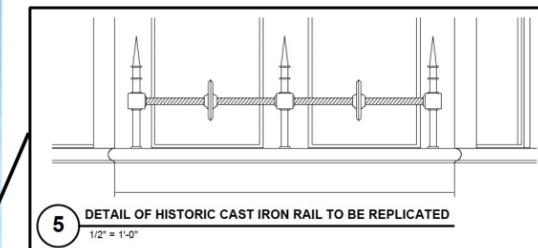
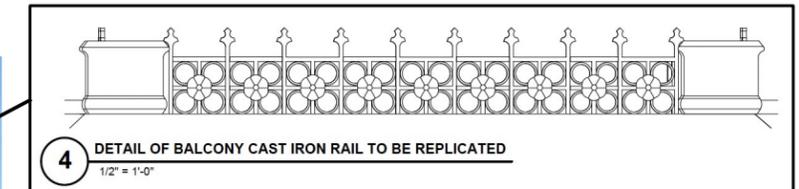
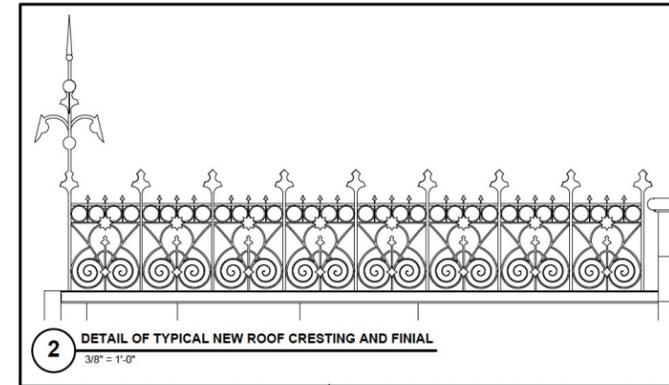
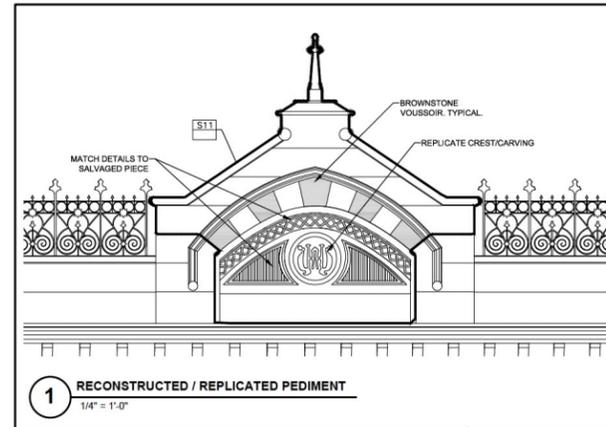


FIREPLACE

Existing Conditions + Building Restoration

RESTORATION SCOPE

- CLEAN STONE 100%
- REPOINT STONE 100%
- STONE DUTCHMAN REPAIRS
- RECONSTRUCT LOST PEDIMENT DETAILS
- REPLICATE ROOF CRESTING
- RESTORE CAST IRON STOREFRONTS
- RESTORE AND REPLICATE CAST IRON BALCONY RAIL
- REPLICATE MASS AVE SHEET METAL WINDOW BAYS
- REINSTATE PRISM LIGHT STAIRS AT WASHINGTON ST AND MASS AVE ENTRANCES
- REINSTATE WINDOW FENESTRATION PATTERN
- REPLICATE HISTORIC DOOR DESIGN





THANK
YOU!

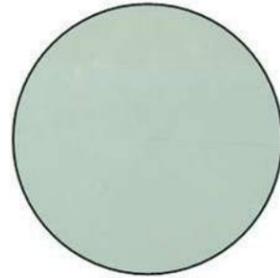


APPENDIX

Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT

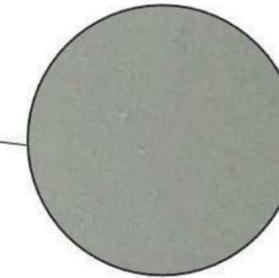
- Building Materials



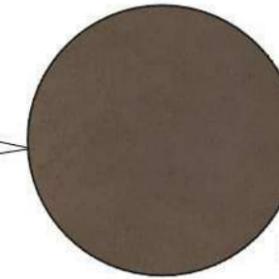
Vision glass



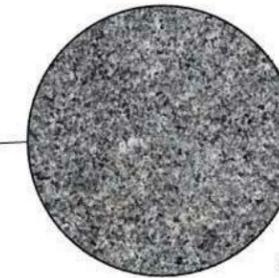
Spandrel glass



Metal panel
(Gray tone)

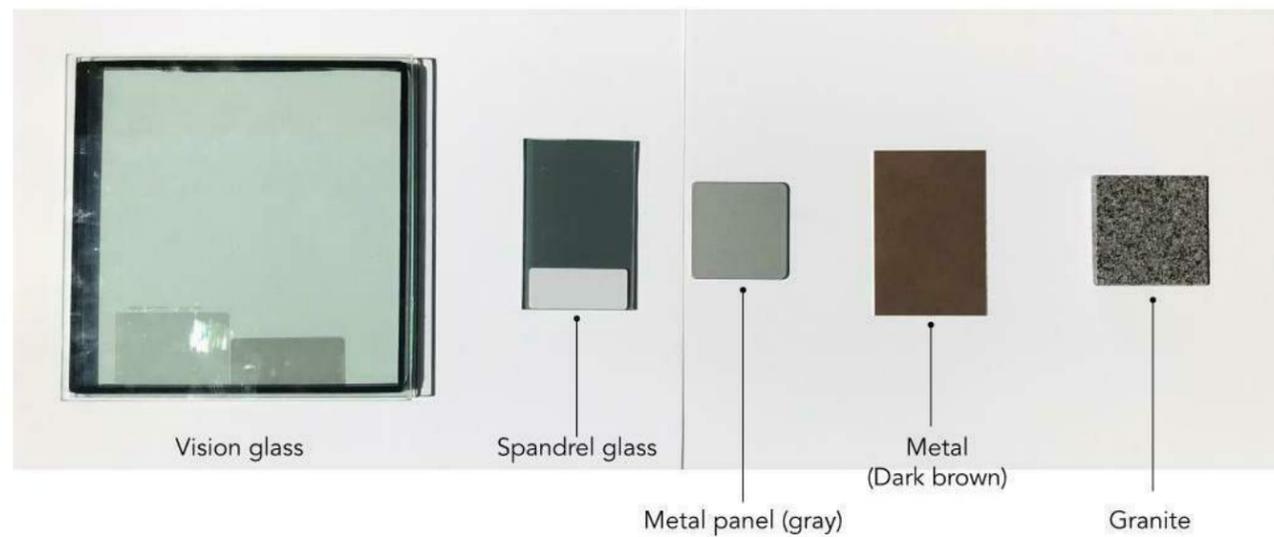


Metal panel & caps
(Dark brown tone)



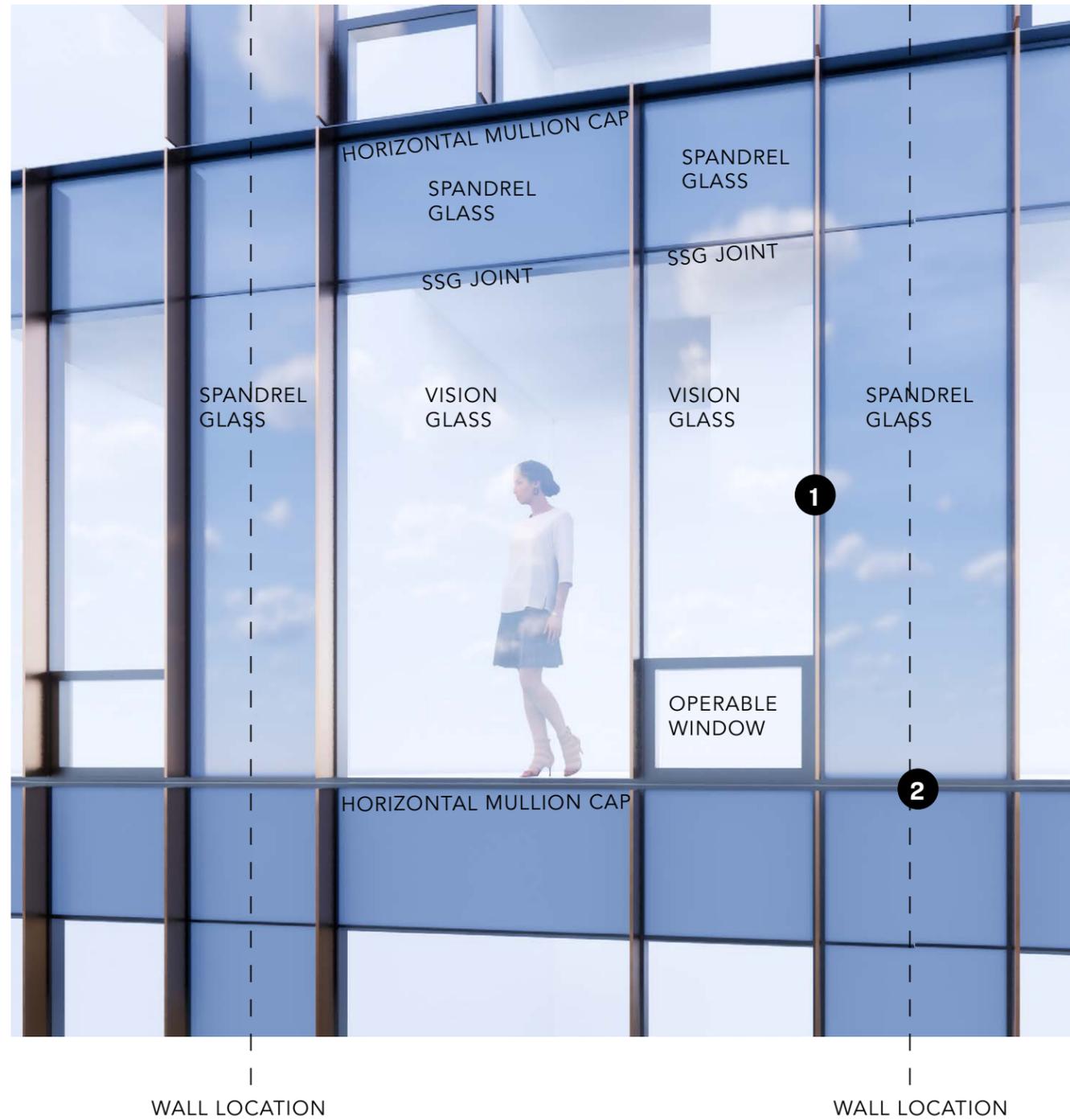
Granite

- Material samples photo



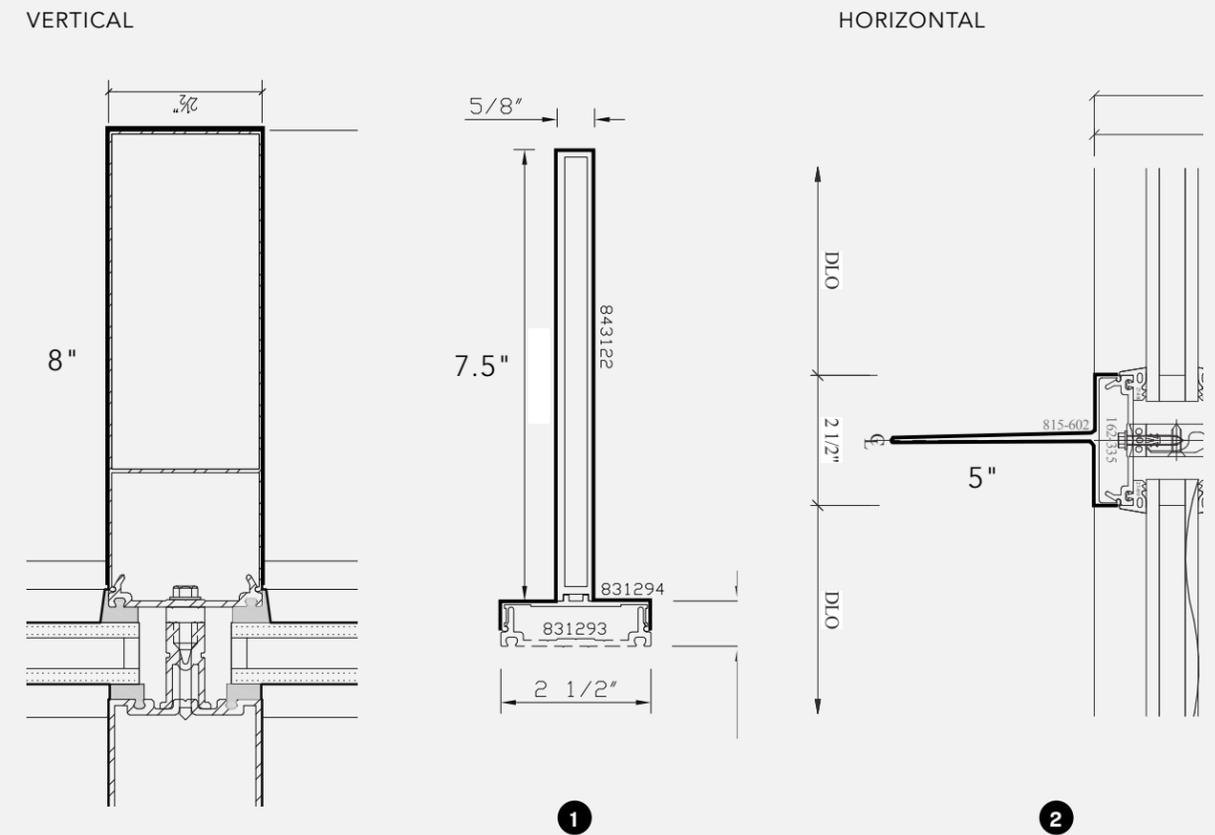
Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT



TYPICAL TOWER FACADE

SAMPLE EXTRUSION PROFILES



Building Design

ADDITION FACADE | PREVIOUSLY DESIGNED + PRESENTED BY CBT





EMBARC

EXTERIOR RENDERING BY CBT

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